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Birmingham Road  
Allesley CV5 9BD

# Birmingham Road

## CV5 9BD

Positioned on the highly desirable and sought after Allesley Village, this impressive four-bedroom detached cottage residence offers generous and versatile accommodation extending to approximately 1,302 sq ft, ideal for families seeking space, flexibility and a well-connected location. Being positioned side-on to Birmingham Road, the house benefits from a more secluded and private setting, enhancing security for both the cottage and its spacious garden.

The ground floor is centered around a welcoming entrance hallway, leading through to a substantial lounge/dining room with a feature log burner, creating an excellent space for both everyday living and entertaining. To the front of the property is a further reception room, currently utilised as a family room, offering flexibility for use as a home office, snug or playroom.

The sizable kitchen/breakfast room is positioned to the front of the property, enjoying pleasant views over the garden from a large bay window. The kitchen offers considerable worktop space and ample storage cupboards and drawers, with a range cooker enhancing the cottage feel. A downstairs WC is also located off the inner hallway. Completing the ground floor is a large bright conservatory, providing an

Externally, the property benefits from a generous and very secluded and secure rear garden, mainly laid to lawn with patio areas ideal for outdoor dining and entertaining. To the front, a driveway provides off-road parking outside of the iron gates, and ample room for an additional two cars behind the large gates. There is also a smaller pedestrian access iron gate direct to the pavement outside.

Situated within easy reach of excellent local amenities, well-regarded schooling and key transport links, this is a superb opportunity to acquire a substantial cottage-style family home in a highly convenient and sought-after location.

Allesley Village is one of the most desirable and prestigious suburbs in Coventry and offers an attractive, semi-rural setting quite some distance from the hustle and bustle of the city. Ideal for countryside walks, exercising pets and for the more fitness conscious there are some great trail running routes! The popular and traditional Rainbow Inn is only a short walk away where there is a great food menu and Beer Garden which proves very popular in the summer months. Just further down the Birmingham Road, is The Elms, a more family orientated pub and restaurant from the Harvester chain. The area is well served by local schools including Allesley Primary, Coundon Court and Westwood Academy. There are convenient shops available on Birmingham Road, as well as a Post Office, and further shops in nearby Meriden and Mount Nod. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping Centre. The A45 Trunk Road is close by providing an excellent road link to Coventry, the NEC and Birmingham Airport.

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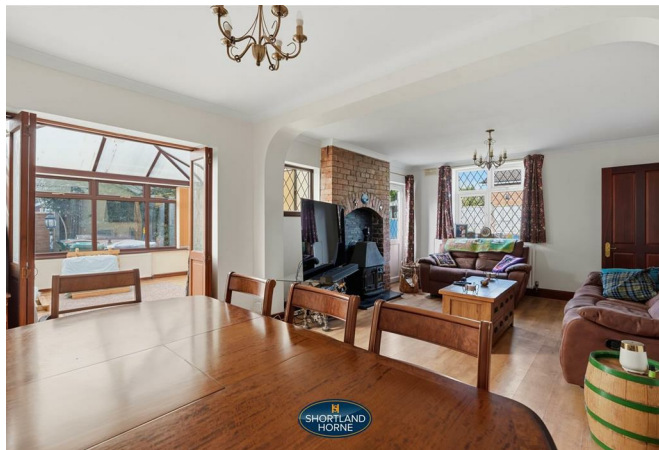
selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

6.20m x 3.76m

Conservatory

3.91m x 3.40m

Kitchen/Breakfast Room

4.52m x 3.48m

Family Room

4.24m x 2.64m

W/C

### FIRST FLOOR

Bedroom One

4.60m x 3.58m

Bedroom Two

3.81m x 2.59m

Bedroom Three

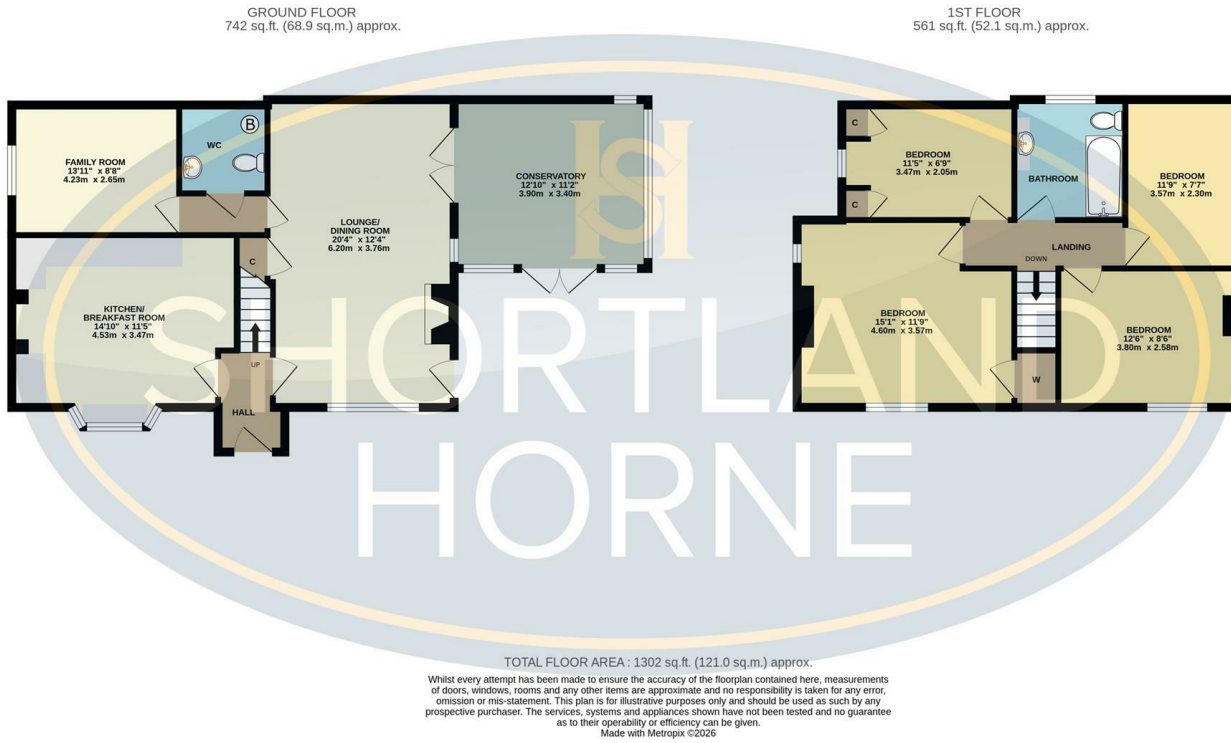
3.58m x 2.31m

Bedroom Four

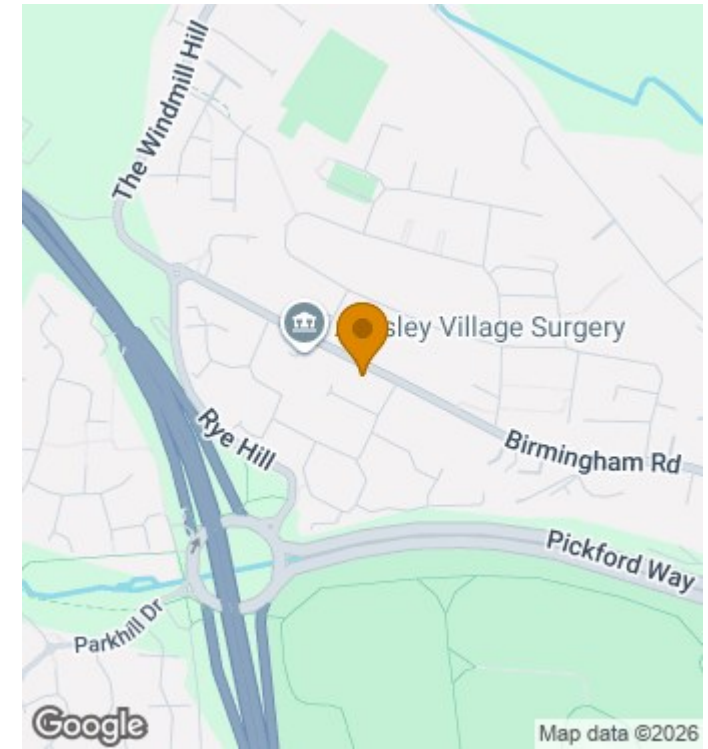
3.48m x 2.06m

Bathroom

# Floor Plan



# Location Map



Total area: sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

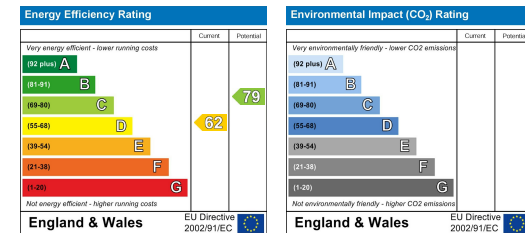
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC



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